

HAPPY
Valentine's
Day

VILLAS VOICE



www.CountrysideVillasHOA.com

Countryside Villas Newsletter, Winter 2021-2022

Countryside Villas HOA

Managed by:

Expert HOA Mgt, LLC

8880 E Speedway Blvd, STE 302

Tucson, AZ 85710

Office: (520) 829-7120 Fax: (520) 829-7122

Villas Community Manager:

Wendy Kelly (520) 812-9512

Email: Wendy@ExpertHOA.com

Dues:

Pay online here: www.ExpertHOA.com

If mailing check: **Make check payable to: "Countryside Villas" (include your name and address on the check).**

HOA Board of Directors:

President: Monica Alponte 301-4483

VP/Treasurer: Janet Horton

Secretary: Trina Almanzor

Director: Morgan Bemis

Landscape Committee:

Trina, Chris, Morgan, Janet, Monica

Landscape & Irrigation Issues~

Call Monica 301-4483

DCC&R / ARC Committee:

Brian, Maryanne, Monica, Trina, Chris

Parking Permits~ Monica 301-4483

Welcome Committee:

Trina, Morgan, Monica, Brian

Newsletter: Monica Alponte

Send ideas & submissions to:

CountrysideVillasHOA@yahoo.com



Annual Walkaround

What is the Annual Walk-Around? The Annual Walk

Around is done by the Board

every year (in February) to ensure all homes are well maintained. They'll

be looking at the condition and paint

of Garage Doors, Metal Gates, Wood Fascia

Boards, Wood Trim, Stucco, and trees and vegetation in need of trimming. If you have faded paint, holes in your

stucco, holiday decorations or Christmas lights still up or any of the above, now is a great time to fix it.

Homeowners will receive a notice in the mail listing items in need of attention and are given a reasonable time limit to complete the repairs (30 days). Time extensions may be

granted by submitting your request in writing to the HOA President or the Manager.

New Homeowner:

Ester Sotelo

Welcome to the Neighborhood Ester!

On behalf of Countryside Villas Homeowner's Association, we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the street, at the mailbox, at the pool, a meeting, or a community activity.



REPUBLIC
SERVICES

New Trash Pickup Day

= TUESDAYS

(effective 12-6-21)

In November, Republic sent notices to all residents that trash pickups were changed to Tuesday mornings (put trash cans out Monday night). Republic apologized for recycle bins being delayed (although they made sure there was no delay in garbage pickup/black bins). **If homeowners ever have questions about their trash pickup please call Republic (520) 745-8820** (their telephone number is also printed on homeowner's recycle trash bins).

Cat Complaint: Grey tabby cat belonging to a homeowner on Doria. Please don't let your cat loose unattended in your back yard. You may not be aware that your cat is hopping your wall and using your neighbor's garden as a litter box.



Grey tabby kitty hopping wall of neighbor's yard

Landscaping ~ Winter Schedule:

Weekly maintenance: Thursdays (7am-11am)

Trimming is done in 5 ongoing rotating sections:

1) Southside Doria; 2) Northside Doria; 3) Carolanne; 4) Joanna; 5) Matilda

- Feb: Ongoing clearing vegetation and prickly pear from common areas along Camino de Oeste & Lessing
- **Feb: Cleared vegetation, Common Area "A" (10 ft behind all 28 homes along Doria wash-see Plat Map)**
- **Feb: Applying weed killer throughout the Villas. Please watch that your dogs don't walk on yards or on the common areas where weeds will be sprayed. Walking on street remains safe.**

DCC&R /Architectural:

- Parking Permit: The Board issued a parking permit to homeowner due to remodeling (January 2022)
- Signs: New Visitor/Short-term Parking signs to be installed (March 2022)

Homeowner Reminders:



Please remember to turn your outside light on at dusk for community lighting and safety; your light illuminates your house number which is critical for visibility for emergency vehicles or deliveries coming at night. Try dusk to dawn automatic bulbs → <https://tinyurl.com/3yhz4vnc>



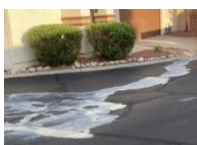
Please keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." **An open garage invites theft; and also snakes and other wildlife onto your property.**



Prevent your delivery packages from being stolen from your porch: Have your packages left INSIDE your gate and keep a close eye on them.



Please keep your dog safely on leash and remember to clean up their waste. Small dogs off leash can fall prey to coyotes, hawks, bobcats, and other dogs who may appear suddenly without notice. Large dogs off leashes can also be dangerous or nuisances.



Never dump paint or chemicals onto street: Homeowners (or their contractors) who dump such substances will be charged \$ for the cost of having the damaged portion of the street repaired, which is usually seal coating and very expensive!

Upcoming Board Meetings:

"Due to the current outbreak of Covid and advent of the new virus, Board meetings will not be held in-person until further notice. We, the managers at our office, have been directed to hold only ZOOM or Tele meetings for our protection. I expect this will continue for the foreseeable future and do apologize for any inconvenience this may cause homeowners." ~Wendy Kelly, Manager, Expert HOA Mgt.

- **Thurs, Apr 14 @ 9am (Zoom or Tele Meeting)***
- **Thurs, Jul 14 @ 9am (Venue to be determined)**
- **Thurs, Oct 13 @ 9am (Venue to be determined)**

All Homeowners Welcome!

If you're interested in attending the meeting, please contact Wendy at Wendy@ExpertHOA.com, she will be happy to send you the connection information. *As of the printing of this newsletter the virtual format for the meeting has not yet been determined. Keep an eye on the Villas' website for updates on which format will be used.